

# HoldenCopley

PREPARE TO BE MOVED

Greendale Gardens, Aspley, Nottinghamshire NG8 3EE

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Offers In The Region Of £375,000



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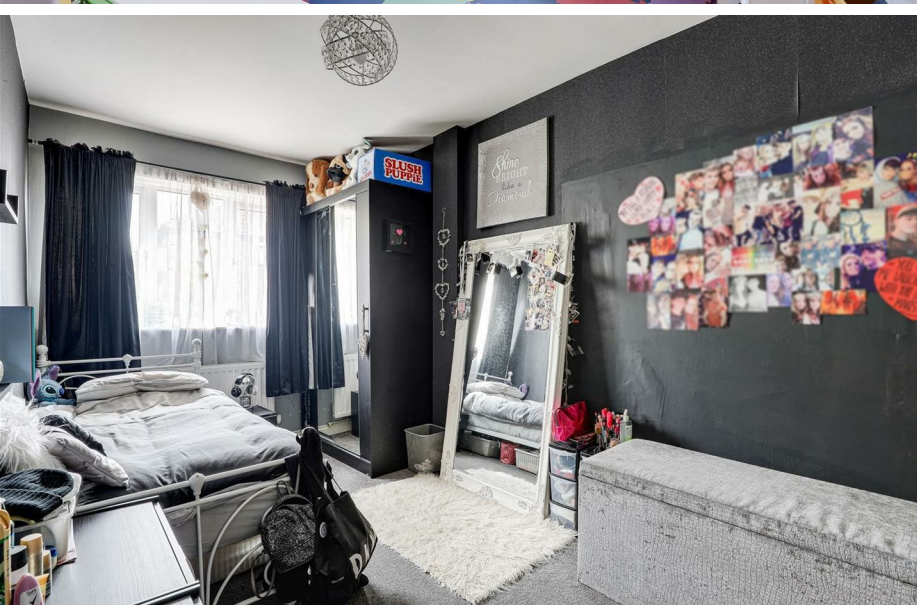


## STUNNING SECLUDED BUNGALOW WITH ENDLESS POTENTIAL...

This immaculately presented four-bedroom detached bungalow is a true hidden gem, set back from the road in a secluded plot offering peace, privacy, and modern elegance throughout. Located in the sought-after area of Aspley, this spacious home is just moments away from a wide range of local shops, eateries, excellent transport links into the City Centre, and is within catchment to great schools. Internally, the property has been thoughtfully designed with wide doorways suitable for wheelchair access and offers an abundance of flexible living space. A welcoming porch and inner hallway lead into a beautifully appointed living room, complete with a newly installed log burner, creating a cosy and inviting atmosphere. At the heart of the home is a stunning Wren-fitted kitchen/diner, ideal for any culinary enthusiast, boasting high-spec appliances, modern fixtures, and bi-fold doors that flood the space with natural light and open out to the garden—perfect for indoor-outdoor living. The bungalow offers three generously sized bedrooms and an additional bedroom, each filled with ample natural light, and a luxurious four-piece bathroom suite with sleek, contemporary fittings for added comfort. In addition, a spacious side extension presents fantastic scope for customisation, whether you're envisioning a gym, or additional living area. The property also benefits from previous planning permission for further development to extend to the first floor (Ref: 20/02280/PFUL3), giving even more potential to tailor the space to your needs. Outside, the home truly excels, featuring a landscaped private garden designed for relaxation and entertaining, with multiple seating areas, a well-kept lawn, and a beautiful feature pond. From the garden, you can access the newly erected office building, which is versatile and ideal for a range of uses. A large driveway to the front provides ample off-road parking for multiple vehicles.





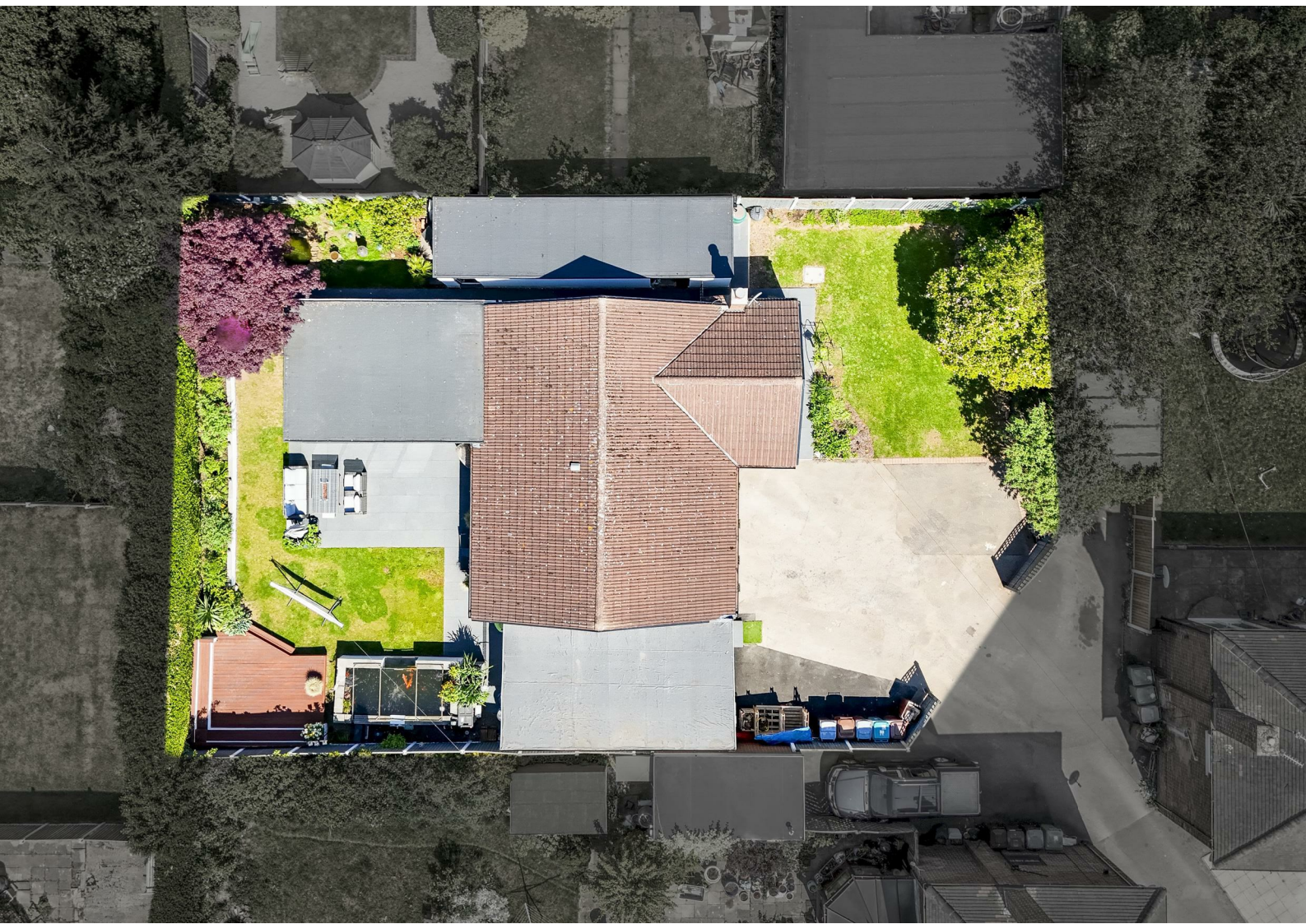


- Modern Detached Bungalow
- Four Great-Sized Bedrooms
- Living Room With Log-Burner
- Modern Fitted Kitchen/Diner With Bi-Fold Doors
- Spacious Side Extension
- Stylish Four-Piece Bathroom Suite
- Driveway Providing Ample Off-Road Parking
- Private Enclosed Landscaped Garden With A Feature Pond
- Home Office
- Sought-After Location











ACCOMMODATION

Porch

The porch has tiled flooring, UPVC double-glazed obscure windows to the front and side elevations, and a single composite door providing access into the accommodation.

Inner Hall

5\*5" x 15\*5" (1.66m x 4.70m)

The inner hall has carpeted flooring, a radiator, coving to the ceiling, and access to the loft with lighting via a drop-down ladder.

Living Room

10\*10" x 13\*11" (3.32m x 4.25m)

The living room has carpeted flooring, a TV point, a recessed alcove with newly-installed log-burning stove, a radiator, coving to the ceiling, and a UPVC double-glazed window to the front elevation.

Kitchen/Diner

30\*1" x 12\*10" (9.18 x 3.93m)

The kitchen/diner has a range of fitted base and wall units with worktops, a sink with a swan neck mixer tap, an integrated oven, an integrated hob, an extractor fan, an integrated fridge freezer, an integrated dishwasher, an integrated washing machine, a plinth vacuum, a feature breakfast bar island, recessed spotlights, laminate flooring, space for a dining / seating area, a single aluminium door providing side access, and further bi-fold doors providing access to the rear garden.

Bedroom One

11\*11" x 10\*2" (3.65m x 3.12m)

The main bedroom has carpeted flooring, a radiator, and a UPVC double-glazed window to the rear elevation.

Bedroom Two

11\*5" x 8\*5" (3.48m x 2.58m)

The second bedroom has carpeted flooring, a radiator, coving to the ceiling, and a UPVC double-glazed window to the front elevation.

Bedroom Three

7\*10" x 14\*7" (2.41m x 4.46m)

The third bedroom has carpeted flooring, a radiator, and a UPVC double-glazed window to the front elevation.

Bedroom Four

10\*1" x 6\*7" (3.08m x 2.03m)

The fourth bedroom has carpeted flooring, a radiator, and a UPVC double-glazed window to the rear elevation.

Bathroom

9\*3" x 7\*4" (2.84m x 2.26m)

The bathroom has a low-level dual flush W/C, a wall-mounted vanity wash basin with a stainless steel mixer tap, a panelled double-ended bath with central taps, a fitted shower enclosure with a rainfall and a handheld shower fixture, a chrome heated towel rail, recessed spotlights, floor-to-ceiling tiles, and a UPVC double-glazed obscure window to the rear elevation.

Side Extension

The side extension has space and plumbing for a washing machine and tumble dryer, power points, and two single UPVC doors providing access to the front and rear elevations.

OUTSIDE

Front

To the front of the property there is gated access to the paved driveway providing ample off-road parking, a well-maintained lawn, courtesy lighting and a range of plants and shrubs.

Rear

To the rear of the property is a landscaped private enclosed garden with a stone paved patio area, a decked seating area with recessed spotlights, a feature pond, a well-maintained lawn, a range of plants and shrubs, courtesy lighting and panelled fencing.

Office

15\*1" x 7\*3" (4.60m x 2.21m)

The office has fitted base units with worktops, carpeted flooring, water points, power points, a UPVC double-glazed window, and a single UPVC door providing access to the garden.

ADDITIONAL INFORMATION

Broadband Networks - Openreach, Virgin Media

Broadband Speed - Ultrafast available - 1000 Mbps (download) 1000 Mbps (upload)

Phone Signal – Good 4G / 5G coverage

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues –No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band C

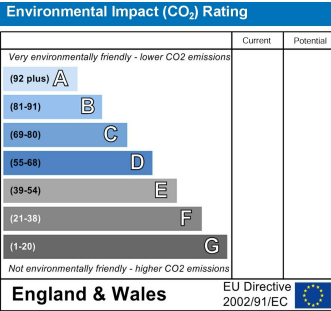
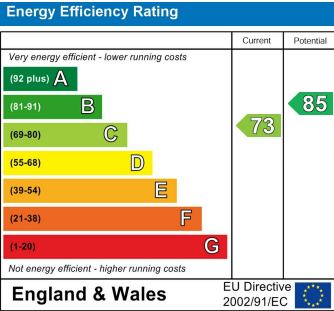
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

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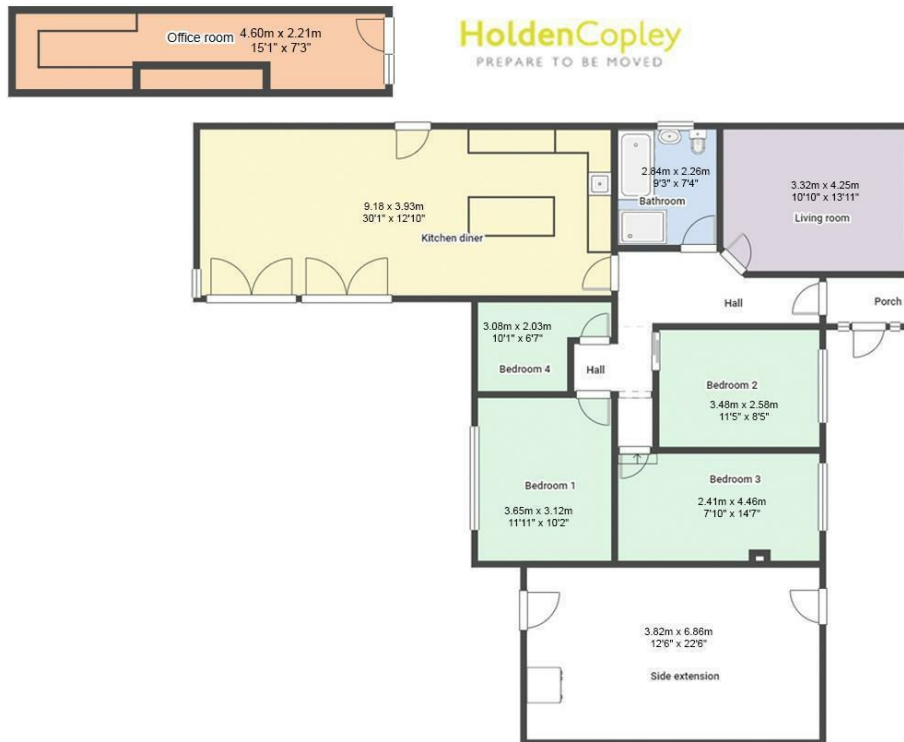
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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